

12.55 acres/5.1 Hectares

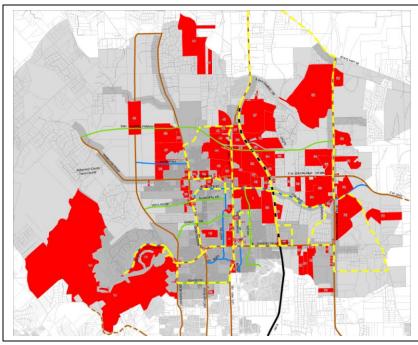
Frontage on Bagdad Road

Utilities

Greenfield

Zoning - Multi-Family and General Commercial

Mr. Ray Moore 512.515.6738 ray@crickets.com cdev.rmoore.com/bagdad



12.55 Acres/5.1 Hectares Moore Property

Property								
Total Acreage: 12.55 acres/5.1 Hectares				Map: MAPSCO Austin 2006 Street Guide, pg. 372, Sec. C				
Location								
				County Williamson				
City: Leander Address/Directions: 2908 South Bagdad Road, (across from Lea				County: Williamson				
R305596, R305598, R305599, R3				4, R031815)				
Within City Limits: Yes				Distance from City Limits: Not Applicable				
Distance to US Highways: .6 miles/1 km Distance to Interstate Highways: 11 miles/17.7 km				Type of Zoning: Currently MF, plan to request Local Commercial and General Commercial				
General Site Information								
						Dimension	ne: 851	x 251 feet/259 x 77
Previous Use of Site: Undevelo	General Condition: E		xcellent	lent meters		713. 301 X 201 1003203 X 11		
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with 1 to 3 percent slopes				Shrink/Swell Capacity: Moderate with a high risk of corrosion for uncoated steel and a low risk of corrosion for Concrete				
Adjoining Acreage Available: N	lo	Can Site Be Divided:		Yes		Lot Size:	Lot Size: Negotiable	
Improvements								
Road Distance to Rail: 3 miles/4.8 km				Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail				
Proximity to Port(s): Port of Houston is three hours south- southeast				Other Improvements: 5,000 sq. ft./465 sq. meter metal building				
Fenced: No				Landscaped: No				
Located within an Industrial Park: No				Type of Business: Multi-Family at this time with General Commercial requested				
Deed Restriction(s): Not Applicable				Covenants: Not Applicable				
Utilities								
City of Leander Services: Department of Engineering (512) 528-2700			- Size of Neare /30.5 & 45.7 cm ire: 88 psi/607	-		Sewer - Size of Nearest Line: 6 inches/15.2 cm		
Electric Service: Pedernales Electric Cooperative (PEC)	Phone: (8	ne: (830) 868-6041		Facs: (512) 268-0328			Email: Trista.fugate@peci.com	
Natural Gas Service: ATMOS Energy, (512) 310-3810		Size of Nearest Line:		6 inch/15.2 c				
Telecommunication Service: AT&T and/or SuddenLink		Phone: (512) 870-4430 and/or (979) 595-2424		Facs: (512) 870-4475 an (979) 595-2445		and/or	Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com	
Solid Waste Disposal: Clawson Disposal, Inc.	Phone: (512) 259-1709			Facs: (512) 746-5807			Email: clawsondisp@earthlink.net	
Sales Information								
Contact: Mr. Ray Moore Phone: (512) 515-6738 Facs: Not A				pplicable	Email: Web Site: cdev.rmoore.com/bagda			
Sales Price: \$1,800,000.00 Lease Price: Negotiable								gada
Comments: 100% developable,	no flood pla	in see	website for oth					